



MANITOU SPRINGS CITY COUNCIL WORK SESSION AGENDA

City Council meetings are held as hybrid, Zoom (remote) or
in-person at Memorial Hall.

Memorial Hall

606 Manitou Avenue

Manitou Springs, CO 80829

Remote: www.manitouspringsgov.com; click on meeting
link under "Government; City Council" page

Position	Name	Term Expires
Mayor	John G. Graham	January 6, 2026
At-Large	Judith Chandler	January 4, 2028
At-Large	John Shada	January 4, 2028
At-Large	Julie Wolfe	January 4, 2028
Ward 1	Mayor Pro Tem Natalie Johnson	January 6, 2026
Ward 2	Nancy Fortuin	January 6, 2026
Ward 3	Michelle Whetherhult	January 6, 2026

October 28, 2025

6:00 PM

NO DECISIONS WILL BE MADE AT THIS WORK SESSION

A. CALL TO ORDER

B. ROLL CALL

C. PRESENTATIONS

1. 2026 Boards, Commissions, and Committees Budget Presentations

a. Urban Renewal Authority

b. Visit Manitou Springs

c. Parks and Recreation Advisory Board

d. Open Space Advisory Committee

e. Mobility and Parking Board

f. City Planning Commission

g. Historic Preservation Commission

h. Housing Advisory Board

D. RECEIVE COUNCIL CORRESPONDENCE

E. CITY ADMINISTRATOR REPORT

ADJOURN

The City of Manitou Springs does not discriminate on the basis of disability in the admission to, access to, or operations of programs, services or activities. Reasonable accommodation will be provided to ensure equal access to all. Individuals who would like to request auxiliary aids or services should contact the ADA Coordinator at (719) 685-5481 or jfryer@manitouspringsco.gov. You may also contact the City Clerk's Office at cityclerk@manitouspringsco.gov or (719) 685-2554. Please provide a minimum of 3-5 days advance notice.



Memorandum

Title: 2026 Boards, Commissions, and Committees Budget Presentations

From: City Boards, Commissions and Committees

To: Mayor and City Council

CC: City Administrator Denise Howell

Allocated Time: 15 minutes for each presentation

October 28, 2025

Purpose:

City boards, commissions, and committees will present to the City Council their accomplishments for 2025 and goals for 2026.

Background:

Annual budget process.

Pros and Cons:

N/A

Fiscal Impact:

To be determined.

Workload Impact:

Varies

Recommended Action:

The City Council may ask questions and discuss as desired.

Manitou Springs Urban Renewal Authority (MSURA) GOAL



INVEST IN THE GATEWAY

Mitigate blight by encouraging private investment, creating jobs, improving public infrastructure and community life, while promoting projects that provide public benefit and demonstrate environmental and cultural sustainability and fiscal prudence.

Farley McDonough, Chair

Ann Nichols, Treasurer

Barbara Winter, Secretary

Alan Delwiche

Alan Gregory

Pat Sitzman

**Nancy Fortuin (City Council
Liaison)**

Darlene Kennedy

Images are illustrative of type of project but not actual design

MSURA 2025 Accomplishments

- **Accomplishment 1:**
Working with Paragon on viable alternatives for development of the La Fon/ 1st LIHTC Application/ with DOLA/ CHFA
- **Accomplishment 2:**
Property tax increments were paid to the Holiday Inn as per the Development Agreement .



AFFORDABLE MULTI FAMILY HOUSING



LOCAL FOODS MARKET OR SMALL GROCERY



TOWNHOUSES / ROWHOUSE

MSURA 2025 Accomplishments

Accomplishment 3: Streetscape improvements: The Pollinator Stations were planted and maintained, MSURA funded the Holiday Lights, Banners were lowered and new banners installed



MSURA 2025 Accomplishments

- **Accomplishment 4:** Façade Grant to Park Row Lodge for mitigation of burnt cottage – Cottage mitigated
- **Accomplishment 5:** Façade grant to El Colorado Lodge to fix and replace stucco that was falling off the buildings



MSURA 2025 Accomplishments

- **Accomplishment 6:** Additional Art Signs were installed in Fields Park along the Creek Walk with Crane



MSURA 2025

Accomplishments

- **Accomplishment 7:**
Crane -Grow Love
Mural Facing the
Creek walk



MSURA 2025 Accomplishments

- **Accomplishment 8:** Supporting Crane in placement of the art pedestal in preparation for the Spirit of Manitou sculpture at the Dillon



MSURA 2026 Goals

- **Goal 1: 4th quarter 2026** - Break Ground on Development at La Fon Site with Paragon
- **Goal 2: Redevelopment Grants and Site Improvement Grants**
 - Support El Colorado and other Businesses in the URA

MOOD BOARD



El Colorado PROJECT PROPOSAL

MSURA 2026 Goals

- **Goal 3:** Manitou Springs Gateway Murals - (Support Crane)
- **Goal 4:** Improve Pedestrian and Bike Accessibility
 - Increase connectivity from the URA to the rest of Manitou – Dillon Hub/ Peak Ride/ safe streets/ Bike path
- **Goal 5:** Street Scape/ planters/ banners/ trees/ public art



MSURA 2026 Budget Request



Budget Request Expenditures	Source of Funding
Total budgeted expenditures \$643,000	property tax increment + fund balance
Art Pedestals and Landscaping: \$40,000	property tax increment + fund balance
Streetscape Enhancements & Trees: \$45,000	property tax increment + fund balance
Holiday Lighting: \$35,000	property tax increment + fund balance
Redevelopment and site imp grants \$350,000	property tax increment + fund balance

Preliminary Budget – Total Budgeted Expenditures – major line items

Additional Projects/Ideas 2026



- **El Colorado-** Support their success in historic renovation into a boutique hotel
- **Improve Pedestrian / Bike access, safety and connectivity from URA to Center of Manitou on both the bike path and Manitou Avenue**
- **Manitou Gateway:** Commission and Install Gateway Mural - Welcoming people to Manitou- Under Highway 24 with CRANE
- **Crane-** Mural at Dillon/ Additional Community led Art in Fields Park with Crane
- Work with Loaf n Jug Owner to Improve landscaping (to match Maggie's Farm Landscaping) and replace broken concrete
- **Public Dog Park** behind the Dillon towards the Creek
- Connectivity to Black Canyon Open Space

	A	B	C	D	E
1	MANITOU SPRINGS URBAN RENEWAL AUTHORITY				
2	DRAFT 2026 BUDGET				
3					
4					
5			ADOPTED	ESTIMATED	DRAFT
6		2024	2025	2025	2026
7		ACTUAL	BUDGET	BUDGET	BUDGET
8	REVENUE				
9					
10	SALES TAX REVENUE	\$0	\$249,319	\$0	\$0
11	PROPERTY TAX REVENUE	\$184,449	\$177,650	\$177,650	\$196,303
12	INTEREST INCOME	\$82	\$90	\$90	\$90
13	OTHER INCOME	\$25,000	\$0	\$0	\$0
14					
15	SUBTOTAL - CURRENT REVENUE	\$209,531	\$427,059	\$177,740	\$196,393
16					
17	BALANCE AS OF PRIOR YEAR END	\$806,035	\$788,226	\$810,556	\$810,556
18	LESS TABOR RESERVE	\$0	\$0	\$0	\$0
19					
20	TOTAL AVAILABLE FUNDS	\$1,015,566	\$1,215,285	\$988,296	\$1,006,949
21					
22					
23	EXPENDITURES				
24					
25	LEGAL SERVICES	\$5,198	\$15,000	\$15,000	\$15,000
26	PROFESSIONAL CONSULTING FEES	\$8,439	\$10,000	\$10,000	\$10,000
27	SERVICES - ACCOUNTING	\$6,350	\$5,000	\$5,000	\$5,000
28	AUDIT EXPENSE	\$0	\$1,600	\$1,600	\$1,600
29	PUBLIC NOTICES	\$0	\$150	\$150	\$150
30	ADMIN. SUPPORT SERVICES	\$0	\$0	\$0	\$0
31	DIRECTOR - SALARY AND TAXES	\$18,305	\$40,000	\$40,000	\$45,000
32	OTHER EXPENSES	\$6,015	\$2,500	\$2,500	\$2,500
33	TREASURERS COLLECTION FEE	\$2,790	\$3,553	\$3,553	\$3,926
34	DDA PROJECT	\$0	\$0	\$0	\$0
35	SHUTTLE CONTRIBUTION	\$0	\$0	\$0	\$0
36	SIDEWALK SNOW CLEARANCE AND CLEANING	\$7,069	\$5,000	\$5,000	\$7,500
37	DEVELOPMENT AGREEMENT - ELIGIBLE COST REIMBURSEMENTS		\$331,643	\$82,324	\$82,324
38	REDEVELOPMENT GRANTS	\$82,400	\$300,000	\$0	\$300,000
39	SITE IMPROVEMENT GRANTS	\$31,250	\$25,000	\$50,000	\$50,000
40					
41					
42	CURRENT YEAR OPERATING EXPENSES	\$167,816	\$739,446	\$215,127	\$523,000
43					
44	CAPITAL EXPENDITURES - TRANSIT STOP	\$0	\$0	\$0	\$0
45	CAPITAL EXPENDITURES - ART PEDESTALS/LANDSCAPING ETC	\$0	\$55,000	\$55,000	\$40,000
46	CAPITAL EXPENDITURES - FIELDS PARK - ADDED RESTROOM		\$0	\$0	\$0
47	CAPITAL EXPENDITURES - PROPERTY ACQUISITION	\$0	\$0	\$0	\$0
48	CAPITAL EXPENDITURES - STREETSCAPE ENHANCEMENTS(MURAL & SIGNS)	\$0	\$20,000	\$20,000	\$40,000
49	CAPITAL EXPENDITURES - INSTALLATION OF FIBER OPTIC CONDUIT				
50	CAPITAL EXPENDITURES - STREET TREE PROGRAM	\$2,692	\$5,000	\$5,000	\$5,000
51	CAPITAL EXPENDITURES - STREET IMPROVEMENTS	\$0	\$0	\$0	\$0
52	CAPITAL EXPENDITURES - PIKE RIDE	\$0	\$0	\$0	\$0
53	CAPITAL EXPENDITURES - POCKET PARK	\$0	\$0	\$0	\$0
54	CAPITAL EXPENDITURES - FOUNTAIN CREEK PEDESTRIAN BRIDGE	\$0	\$0	\$0	\$0
55	CAPITAL EXPENDITURES - BECKERS LANE BRIDGE	\$0	\$0	\$0	\$0
56	CAPITAL EXPENDITURES - WAAP PROJECT	\$0	\$0	\$0	\$0
57	CAPITAL EXPENDITURES - STREET LIGHT BANNERS AND BRACKETS	\$0	\$0	\$0	\$0
58	CAPITAL EXPENDITURES - CHRISTMAS LIGHTING	\$34,502	\$35,000	\$35,000	\$35,000
59	TOTAL CAPITAL EXPENDITURES	\$37,194	\$115,000	\$115,000	\$120,000
60					
61	TOTAL CURRENT YEAR EXPENDITURES	\$205,010	\$854,446	\$330,127	\$643,000
62					
63	YEAR END BALANCE	\$810,556	\$360,839	\$658,169	\$363,949
64	PLUS: TABOR RESERVE	\$0	\$0	\$0	\$0
65					
66	YEAR END FUND BALANCE	\$810,556	\$360,839	\$658,169	\$363,949
67					
68					
69	REVENUES LESS OPERATING EXPENDITURES	\$41,715	-\$312,387	-\$37,387	-\$326,607
70					
71	REVENUES LESS TOTAL EXPENDITURES - ADDITIONS TO OR				
72	USE OF FUND BALANCE	\$4,521	-\$427,387	-\$152,387	-\$446,607
73					
74					
75					
76	LEGEND: FOR CLARIFICATION				
77					
78					
79	LINE 20, TOTAL AVAILABLE FUNDS EQUALS CURRENT YEAR REVENUE PLUS PRIOR YEAR END				
80	FUND BALANCE LESS TABOR RESERVE				
81					
82	LINE 60 EQUALS CURRENT YEAR EXPENSES PLUS CURRENT YEAR CAPITAL PURCHASES				
83					
84	LINE 65 YEAR END BALANCE, EQUALS LINE 20 TOTAL AVAILABLE FUNDS, MINUS LINE 60 TOTAL				
85	CURRENT YEAR EXPENDITURES				
86					
87	LINE 70 REVENUES LESS EXPENDITURES EQUALS LINE 15 CURRENT REVENUE MINUS LINE 60				
88	CURRENT YEAR EXPENDITURES				
89					
90					
91					
92	THIS IS FROM THE FINANCIAL MANAGEMENT MANUAL, FROM THE STATE AUDITOR'S OFFICE				
93					



Visit Manitou Springs

PRESENTATION BY:

JENNA WELLS, EXEC DIRECTOR

Board of Directors



April Hall - President- 15 years Management, 7 years Bookkeeping/ Financial experience (Garden of the Gods Trading Post), Pikes Peak Region Attractions Board President

Annie Schmitt – Vice President - Resident for 15 years, business manager/owner 11 years, local business advocate 15 years (Keithley Pines Historic Cabins)

Farley McDonough – Treasurer- MS small business owner for 24 years (Adam's Mtn Café), Board President MSURA, Board President Creative Alliance MS(CRANE)

Ted Johnston – 5.5 years project and business management with the Cog Railway, 8 years railroad operations at Union Pacific Railroad, Two years railroad consulting (The Broadmoor Manitou & Pikes Peak Cog Railway)

Angela Wilks– MS small business owner (Manitou Winery) for 3+ years, 20 years in industry

Chris Dwyer– MS small business owner (White Yarrow) for 10 years, MS Life Coach, Yoga Instructor, small business advocate

Rachel Milar– MS small business for 19 years (The Keg), parent of 3 in D14 schools

2025 Goals



Goal 1: Continue improvements to Visitor Center & Creekwalk connection

Goal 2: Update Downtown wayfinding signage

Goal 3: Advocate for new and improved monument sign at East Hwy 24 entrance

Goal 4: Increase Outreach : Grow Chat with Chamber, refine text messaging efforts, Add BOD section to website, improve business networking

Goal 5: Apply for Destination Development Grant thru CTO

Goal 6: Continue to support/advocate for DDA, BID, PBD solutions

Goal 7: Promote sustainable tourism practices thru Manitou Cares and Chamber events

Goal 8: Strategically and intentionally transition into new leadership

Goal 9: Complete Destination Blueprint Program

2025 Accomplishments

- Strategically and intentionally transition into new leadership
- Complete Destination Blueprint Program
- Continue improvements to Visitor Center & Creekwalk connection
- Update Downtown wayfinding signage – nearing completion for 2025
- Increase Outreach : Grow Chat with Chamber, refine text messaging efforts, Add BOD section to website, improve business networking
- Apply for Destination Development Grant thru CTO
- Promote sustainable tourism practices thru Manitou Cares and Chamber events



Visit Manitou Springs 2026 Goals



- Increase Economic Development Efforts through members, marketing
- Apply for CO Tourism Office Tourism Marketing Grant
- Increase small business development/support – course offerings 3-4x/year
- Advocate for new and improved monument sign at East Hwy 24 entrance
- Continue to support/advocate for DDA, BID, PBD solutions

2026 Budget Request



	Amount
Economic Development (includes CRANE)	\$235,085
Visitor Center	\$35,665.
Marketing	\$279,250
TOTAL	\$550,000



Required Expenses to Operate VMS

- PAYROLL = \$300,000 (32% of overall revenue)
ADDITIONAL VISITOR'S CENTER OPERATIONS = \$7890.
ADMIN = \$74,118.
- TOTAL = \$382,008.

VMS employs 4 FTEs to manage marketing, events, daily visitor center operations 362 days per year, volunteers and overall executive management of VMS.

- In addition, there are 2 hourly weekend employees, a bookkeeper, and our social media contractor for 4 additional PTE.

All of these functions are funded through special events revenues, membership dues and visitor's guide ad sales revenue.

Any Questions?



Thank you!

Parks and Recreation Advisory Board



Vision Statement:

The mission of the Park and Recreation Advisory Board is to ensure day to day procedures that protect and maintain the natural environment of our parks using best practices that support a resilient and sustainable system that is welcoming, clean, and safe. PARAB will engage and educate the public by supporting dynamic, healthy, and diverse activities while stewarding the natural resources that are the foundation of the parks.

Board Members



- Danu Fatt, Chair
- Tim Bresnahan, Vice Chair
- Christina “Chris” Grow
- Rebecca Wood
- Colin McAllister
- Anthony Lane
- Jan Johnson (Alternate)

PARAB

2025 Goals



	Description
Goal 1	Complete Phase 2 Soda Springs Park Playground (as per Masterplan), with added pathway improvements this fall and winter.
Goal 2	Continue working partnership with CRANE for art installations along the Creek Walk Trail in Fields Park
Goal 3	Issue Request For Proposal (RFP) for Construction Drawings - Soda Springs Park Phase 3

PARAB

2025 Accomplishments



	Description
Accomplishment 1	Completed Soda Springs Park Phase 2 (Playground Improvements), as per Master Plan, with added pathway improvements this fall and winter.
Accomplishment 2	Assisted with selection of design firm to create Construction Documents for Soda Springs Park Phase 3.
Accomplishment 3	Planted new Memorial Tree in Soda Springs Park and installed new Memorial Bench in Mansions Park.
Accomplishment 4	Supported additional “Art Walk” installations along Creek Walk Trail in Fields Park.
Accomplishment 5	Funded “Manizoo” Repair in Memorial Park.

PARAB 2025 Accomplishments



PARAB

2026 Goals



	Description
Goal 1	Explore funding options for Soda Springs Park Phase 3 Construction.
Goal 2	Support Schematic Design Drawings for Flats Overlook Park (Higginbotham Flats) to determine estimated cost for Park Development.
Goal 3	Research at least 3 grant opportunities for Park Development at Flats Overlook Park.

PARAB

2026 Budget Request



Budget Request	Source of Funding Conservation Trust Fund (CTF)
Professional Services Schematic Design and Development for Flats Overlook Park	\$65,000
Parks New Development; Additional park upkeep using Organic Land Management) best practices; Park Amenities (Benches, Picnic Tables)	\$40,000
Recreational Equipment	\$25,000
Urban Forestry within Parks	\$10,000

Thank You!





Open Space Advisory Committee

PRESENTATION BY:

DAVID CONLEY, CHAIR

Committee Members



David Conley, Chair

Paul Arlinghaus, Vice Chair

Judy Carnick

Sheryl Cline

Robin Kovatz

Anthony "TJ" Maltese

Andrea Sutela

Cassandra Bresnahan – Alternate

Marion Ceruzzi - Alternate

2025 Accomplishments



	Description	Cost if applicable
Accomplishment 1	Trail Maintenance: - Hosted 3 volunteer trail workdays - Funded RMFI trail re-route along Intemann Trail - Funded Iron Mtn. mechanical work (1600 ft of trail) - Improved signage on Intemann Trail	- N/A \$27,531 \$18,773 - N/A
Accomplishment 2	Black Canyon Open Space - Completed Master Plan - Approved MSFD fire mitigation plan - Engaged consultant to begin coordination of pedestrian access and bridge design.	\$3955 - N/A \$5000
Accomplishment 3	Funded professional survey to assess community thoughts on trail development in Bill Bauers Open Space	\$5700
Accomplishment 4	Approved transfer of \$138,000 for Creek Walk Segment 4 construction, in progress Fall 2025.	\$138,000

2026 Goals



	Description	Approximate Budget (if applicable)
Goal 1	Continue development of Black Canyon Open Space with trail construction using contractor and volunteer groups.	\$55,000
Goal 2	Identify open space parcel for fire mitigation work; design and fund fire mitigation work with MSFD.	\$155,000
Goal 3	Continue trail maintenance efforts and establish mechanism for users to report trail issues. Schedule three trail workdays with local trail support groups.	\$40,000
Goal 4	Revise Trail and Parks maps for both print and digital access.	N/A
Goal 5	Continue to investigate potential Open Space acquisition of parcels.	\$400,000

Trail Improvement Projects



Iron Mountain Wildcat Gulch

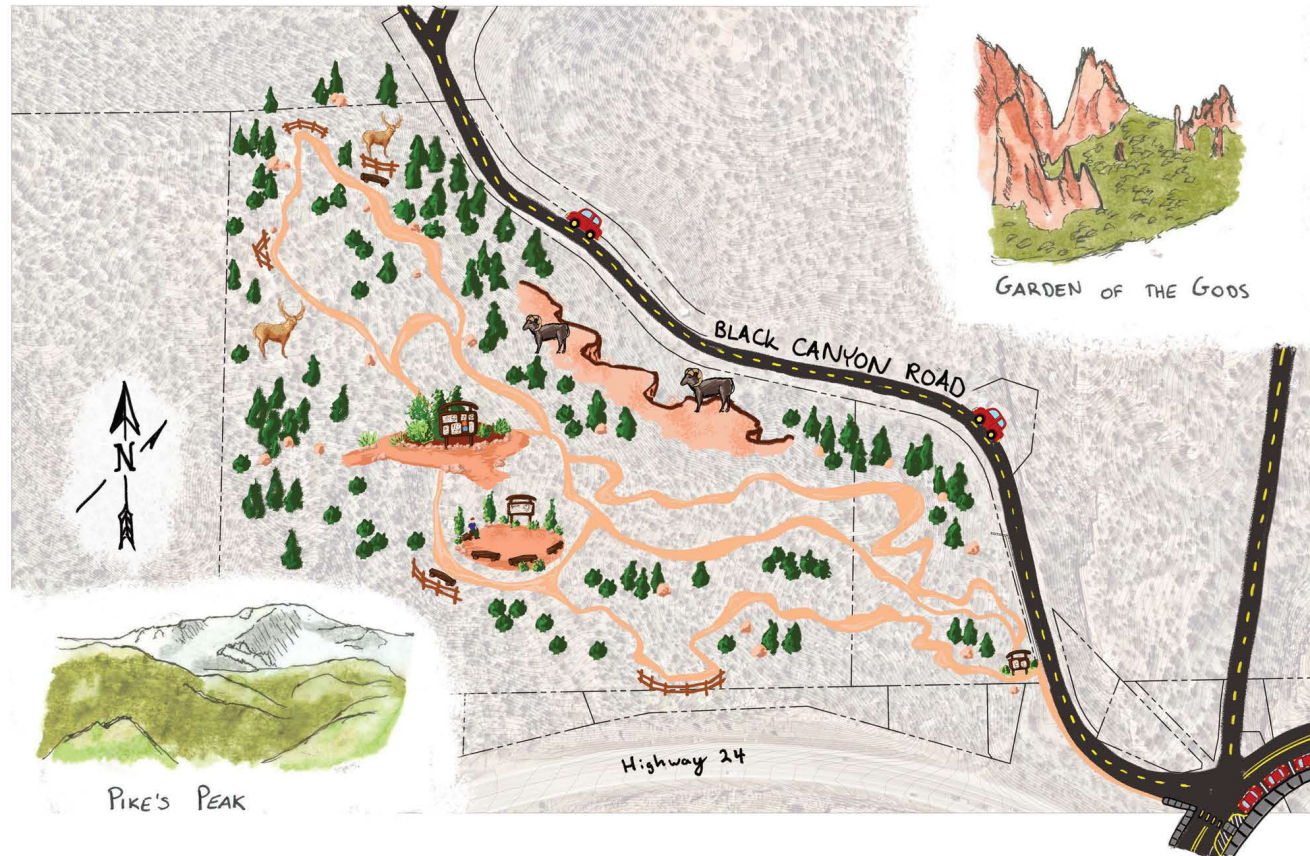
Pikes Peak Trail CATS Volunteer Day



Intemann Trail Reroute

Rocky Mountain Field Institute (RMFI)

Master Plan Approval



**Black Canyon Open Space
Master Plan Approved
February 2025**

Thank You!



Mobility and Parking



Vision Statement:

The Mobility and Parking Board shall develop, review and make recommendations to City Council on multi-modal mobility and parking management with the goal of making Manitou Springs a mobile, safe and convenient Manitou Springs for residents, businesses and visitors.

Members:

Cory Sutela – Chair
Karl Stang – Vice Chair
Bill Koerner – Board Member
Joy Porter – Board Member
Luke Harper-Prince – Board Member
Rolf Jacobson – Board Member
Pam Smith - Board Member



Mobility and Parking 2025 Accomplishments



Goal 1	Accomplishment
Develop the scope for a micro-mobility (not just bikeability) master plan, to focus on safe bike, pedestrian, and roll infrastructure, including thorough public engagement, by December 2025. • Scope by July 2025 • RFP by September 2025 • Contract by December 2025	• Draft RFP scope written by staff with MaP board input • Progress negatively impacted by Mobility and Parking Director turn-over

Mobility and Parking 2025 Accomplishments



Goal 2	Accomplishment
Collaborate with Chamber of Commerce, PaC-Man, and other stakeholders to host a city-wide bike/walk to school/work day to promote walking and biking by June 2025. • Initial Task Force Meeting by February 2025 • Confirm partners and event scope by April 2025 • Target Event Date by June 2025	• Supported the May Walk/Bike to school (Middle School) event • Initiated discussions with the Chamber of Commerce

Mobility and Parking 2025 Accomplishments



Goal 3	Accomplishment
Establish a regular cadence of gathering feedback and providing input for Mountain Metro Transit (MMT) route recommendations for City Council’s consideration. • Initial recommendations for potential changes to Fall 2025 routes (in April 2025) • Continue to provide timely feedback and recommendations at all future opportunities.	• The MaP Board was able to vet and fine tune proposed 2025 MMT Fall service and 2026 Spring service changes before they were presented to Council

Mobility and Parking 2025 Accomplishments



Goal 4	Accomplishment
Update the <i>Guidelines and Procedures for Residential Permit Parking</i> (RPP) for presentation to City Council by August 2025. • Subcommittee by February 2025 • Propose scope for revisions by April 2025 • Propose revisions by June 2025 • Presentation of proposal by August 2025	• This effort was started, tabled, started again, and tabled again due to Mobility and Parking Director turn-over

Mobility and Parking Board 2026 Goals



Goal 0: Support the selection and onboarding of a new Mobility and Parking Director.

- Target: New permanent director in place in 2026



Mobility and Parking Board 2026 Goals



Goal 1: Finalize RFP and undertake bike/ped plan - utilizing experienced, expert consultants. Roll enterprise funding into 2026

- Targets: RFP sent out by Feb 1
- Expert consultant selected by April 1
- Draft Plan Aug 1 for MaP review Aug meeting
- Council adoption Sept 2026

Mobility and Parking Board 2026 Goals



Goal 2: Schedule and conduct strategy sessions with City Council and with Mobility and Parking staff, to clearly define how the MAP Board will support Council, staff, and our community

- Strategy session with City Council by April 2026
- Onboarding, info and strategy sharing meetings with new Mobility Director are already scheduled. Close collaboration will continue into 2026



Website



- Review and make recommendations to the Mobility & Parking Manager regarding undertaking and adopting Parking Management Studies and Strategic Planning.
- Review and make recommendations to the Mobility & Parking Manager concerning the acquisition, funding, construction and operation of parking facilities within the City, including surface parking, and proposals for future parking lots and structures.
- Undertake, implement and oversee policies and programs concerning transit and parking as approved by the Parking Director.
- Advise Mobility & Parking Manager on multi-modal access, facilities and programs, including bicycle, pedestrian and transit, within the City of Manitou Springs and oversee implementation of transit programs operated by or on behalf of the City.
- The Mobility & Parking Manager will present Mobility and Parking Board recommendations to City Council.

Mobility and Parking Board 2026 Goals



Goal 3:

Publish a policy and on-boarding manual for the MAP Board

- Draft by June 2026
- Complete by November 2026

Mobility and Parking Board 2026 Goals



Goal 4:

Update the *Guidelines and Procedures for Residential Permit Parking* (RPP) for presentation to City Council

- MaP review revisions March 2026
- Presentation of proposal for council review by June 2026



Questions?



City Planning Commission



Purpose Statement:

Guiding and accomplishing a coordinated, well adjusted and harmonious development of the city and its environs. Acts as both an advisory board to the City Council and as an approval authority on some land use matters.

Members:

Alan Delwiche (Chair)	Justin Wilson (Vice Chair)	Mike Casey
Stephen Graybill	Gloria Latimer	Roy Rosenthal
Carey Storm	Megan Day (Alternate)	Frank DeLay (Alternate)
	Keith Harper (Alternate)	

City Planning Commission 2025 Goals



- Planning Commissioner Refresher Training
 1. Legal responsibilities/expectations for quasi-judicial commissioners
 2. Open meetings/other public meetings
June 2025
- Land Use and Development Code Review;
Sept. 2025
- Planning Commission Orientation Manual;
Nov. 2025

City Planning Commission 2025 Accomplishments



- Planning Commissioner Legal Training
- Boards and Commissions Training
- Completed and certified *Plan Manitou 2.0*
- Approved City Parcel Rezoning Project that rezoned over 50 city-owned parcels
- Stormwater Code revisions to Title 18
- Code revisions for Accessory Dwelling Units (ADUs) and other Housing-related revisions
- Heard 15 Applications to date in 2025

City Planning Commission 2026 Goals



- Code Review and Revisions to Variances and Zoning Height Restrictions
- General Land Use and Development Code Review
- Planning Commissioner Refresher Training

City Planning Commission 2026 Budget Request



Proposed Budget	Source of Funding
\$1,400 - Commissioner education/training	General

Historic Preservation Commission



Purpose Statement:

Protect and enhance districts of historic significance, and instill and foster civic pride in the legacy and achievements of the past. Improve the economic vitality of the historic areas of the community through encouraging compatible rehabilitation of historic structures.

Members:

Laura Kindseth (Chair)

Matthew Rose (Vice Chair)

Erin Handlin

Matthew Murphy

Ann Nichols

Joy Porter

Tammila Wright (Alternate)

Historic Preservation Commission 2025 Goals



- Consider and Recommend revisions to Title 17; Historic Preservation Regulations; May, 2025
- Oversee the development of, and review a resource survey of the Log Cabin Historic District; Nov 2025
- Increase visibility of and advertise the Vicky Bunsen Doucette Mini-Grant program with webpage enhancements and advertising; April 2025
- Update HPC's webpages for better communication/visibility; Aug 2025

Historic Preservation Commission 2025 Goals



- Provide access/information to other historic preservation funding sources such as residential historic preservation tax credits and state historic fund grants for residents' benefit; Oct. 2025
- Explore opportunities to provide relevant historic preservation information to realtors that list properties in the COMS Historic District; July 2025
- Organize an Architectural Treasure Hunt during National Preservation Month; May 2025

Historic Preservation Commission 2025 Accomplishments



- Four (4) Commissioners attended the Colorado Preservation Inc (CPI) conference and reported back to the Commission; Jan. 2025
- Informed and made decisions during the Carnegie Library construction to its completion; Feb. 2025
- Informed the completed historic street sign project; June 2025
- Reviewed 15 applications (as of October)
- Approved 4 mini-grants
- Continued discussion on Title 17 review; identified sections for evaluation
- Held two (2) Boards and Commissions Training sessions with City Clerk's Office
- Hosted the Annual Historic Preservation Awards
- Organized an Architectural Treasure Hunt during National Preservation Month

Historic Preservation Commission 2026 Goals



- Consider and Recommend revisions to Title 17; Historic Preservation Regulations; Sept, 2026
- Oversee the development of, and review a resource survey of the Log Cabin Historic District; July 2026
- Prepare Historic Preservation-related articles and posts for the City News newspaper throughout the year
- Hold the annual Historic Preservation Awards; May, 2026
- Organize an Architectural Treasure Hunt for Historic Preservation Month; May, 2026
- Hold a competition with local artisans to create the award for the HP Awards ceremony; April, 2026

Historic Preservation Commission 2026 Budget Request



Proposed Budget	Source of Funding
\$800 – Commissioner Education/Training	General Fund
\$0 – Street Sign Toppers	General Fund
\$0 – Maintenance Mini-Grants	General Fund
\$5,000 – Preservation Grants	General Fund (pass-through from State)
\$5,000 – Preservation Incentives	General Fund
\$400 – HPC Honor Awards	General Fund

Housing Advisory Board



Vision Statement:

Residents of all ages, abilities, and means have access to safe, affordable, and quality housing in a livable neighborhood.

Members:

Alison Gerbig (Chair)

Alea German (Vice Chair)

Michael Quintana

Amy Mogck

Crystal Karr

Rebecca Allen

Glenn Bosley-Mitchell

Nathan Nassif (Alternate)

Housing Advisory Board 2025 Goals & Accomplishments



1. Improve the City's Energy-Efficiency Rebate Program by making it more visible and accessible online
 - *Advertised the program through Pikes Peak Bulletin articles.*
 - *Funding for program reabsorbed into General Fund mid-year.*
2. Acquire information about initiatives to pursue related to Prop 123
 - *Board-conducted research to educate board members.*
 - *Attended October Housing Colorado Conference.*
 - *Educated community through Pikes Peak Bulletin articles.*
3. Participate in Plan Manitou 2.0
 - *Reviewed and commented on housing-related goals and recommendations.*

Housing Advisory Board 2025 Goals & Accomplishments



4. Invite developers with affordable housing experience to present to HAB their insights/experience
 - *Presentation on the Launchpad youth housing project in Colorado Springs.*
5. Obtain information from El Paso County on opportunities to offset affordable housing costs
 - *Hosted presentations on affordable housing funding mechanisms by the EPC Department of Economic Development & DOLA.*
 - *Attended Pikes Peak Downpayment Development Assistance outreach event*
 - *Attended Pikes Peak Housing Trust Fund and Private Activity Bond technical assistance webinar*
6. Develop a list of questions to deliver to developers asking about barriers to building affordable housing
 - *Engaged with stakeholders on barriers (Paragon, Launchpad)*

Housing Advisory Board

2025 Goals & Accomplishments, Continued



7. Explore funding sources for a housing needs survey
 - *Colorado Springs leading regional housing needs survey.*
 - *Attended webinars and meetings on regional survey.*
 - *Attended 3 Community Development Action Committee Meetings in CS.*
8. Identify affordable housing development opportunities in the City to advocate
 - *Met with Paragon Realty regarding the La Fun property and wrote letters of support.*
 - *Met with local housing organizations (Homeward Pikes Peak, HBA Cares) and attended other events to learn and make connections.*

Housing Advisory Board 2026 Goals



1. Support implementation of ADU ordinance through community education and support of affordable ADU strategies, including preparing at least two outreach articles during the year.
2. Continue to pursue opportunities to meet our Prop 123 goals through education and establishing relationships with developers and funding organizations, with a focus on the La Fun property. Search and identify 1 or 2 funding opportunities during the year.
3. Review and interpret results from the housing needs assessment and prepare a summary identifying the guidance and information it provides that can help the City.

Housing Advisory Board 2026 Budget Request



Proposed Budget	Source of Funding
\$1,000 – Commissioner education/training	General Fund
\$1,000 – Event/education materials	General Fund